GLINSMAN WELLER

ONE FLOOR REMAINING

64 LONDON WALL, LONDON, EC2



ECONOMICAL OFFICES IN A KEY LOCATION
1,076 SQ FT TO LET

Tel: 020 7495 2728

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location The property is located on the south side of London Wall between the junctions with Copthall Avenue and Throgmorton Avenue and within short walking distance of both Moorgate and Liverpool Street stations (Metropolitan, Hammersmith & City, Circle, Central and Elizabeth Underground lines and Mainline services).

Description Two newly redecorated and carpeted floors are available providing flexible and efficient office space having the following floor areas:

Fourth floor	**1,076 sq ft**	**99.97 sq m**	**AVAILABLE**
Second floor	1,282 sq ft	119.10 sq m	LET

Amenities

* Central heating
* Passenger lift
* Private toilets
* Underfloor trunking
* Suspended ceiling
* Excellent natural light

Lease New leases are available for up to five years incorporating a mutual option to break effective 29 September 2027 and excluded from Section 24-28 of the Landlord & Tenant Act 1954 Part II.

Rent Fourth floor: £34,970 per annum exclusive (£32.50 per sq ft)

Rates Fourth floor: £16,920 per annum exclusive (£15.72 per sq ft)
Interested parties are advised to make their own enquiries.

S/Charge: Fourth floor: £17,399 per annum exclusive (£16.17 per sq ft)
Further details on application.

Total: Fourth floor: £69,289 per annum exclusive (£64.39 per sq ft)

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through the joint sole agents:

DOUG GORDON	**JESSIE HIGH**	**RICHARD WELLER**
FISHER GERMAN	**FISHER GERMAN**	**GLINSMAN WELLER**
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All figures are believed to be correct at the time of publication but may change over time. All costs plus VAT where applicable. November 2025